

149.0

0001

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
736,300 / 736,300
736,300 / 736,300
736,300 / 736,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WEI JING-HUEY	
Owner 2: HAMLIN SETH A	
Owner 3:	
Street 1: 57 QUINCY ST	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER	
Owner 1: WILLMAN BENJAMIN -	
Owner 2: FLYNN ERIN -	
Street 1: 57 QUINCY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1938, having primarily Wood Shingle Exterior and 1879 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

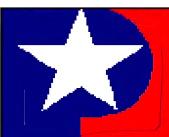
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4553		Sq. Ft.	Site		0	70.	1.16	8			Topo	-5					370,133						370,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4553.000	366,200		370,100	736,300		97781
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18



USER DEFINED

Prior Id # 1: 97781	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:47:56
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,200	0	4,553.	370,100	736,300		Year end	12/23/2021
2021	101	FV	355,400	0	4,553.	370,100	725,500		Year End Roll	12/10/2020
2020	101	FV	355,400	0	4,553.	370,100	725,500	725,500	Year End Roll	12/18/2019
2019	101	FV	268,500	0	4,553.	370,100	638,600	638,600	Year End Roll	1/3/2019
2018	101	FV	266,100	0	4,553.	327,800	593,900	593,900	Year End Roll	12/20/2017
2017	101	FV	266,100	0	4,553.	275,000	541,100	541,100	Year End Roll	1/3/2017
2016	101	FV	266,100	0	4,553.	275,000	541,100	541,100	Year End	1/4/2016
2015	101	FV	251,100	0	4,553.	237,900	489,000	489,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLMAN BENJAMI	57259-382		8/5/2011		520,000	No	No		
MC ELEARNEY RAL	34186-101		11/20/2001		329,000	No	No		
	12156-528		2/11/1972		26,400	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/14/2017	1645	Solar Pa	3,822	C					6/27/2018	MEAS&NOTICE	HS	Hanne S											
6/14/2017	683	Redo Bat	16,000	C					5/22/2013	Info Fm Prmt	EMK	Ellen K											
10/22/2015	1615	Re-Roof	6,625						5/16/2013	Info Fm Prmt	EMK	Ellen K											
2/1/2013	143	Manual	3,450	C					7/2/2012	Measured	JBS	JOHN S											
1/14/2013	50	Manual	3,404	C					11/5/2011	MLS	EMK	Elen K											
									12/30/2008	Measured	336	PATRIOT											
									2/18/2002	MLS	MM	Mary M											
									4/26/2000	Inspected	276	PATRIOT											
									11/18/1999	Measured	268	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	SCUTTLE.															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 3 - Aluminum	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:										
			50 %																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE		OTHER FEATURES																			
View / Desir:				Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID											
GENERAL INFORMATION				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units 1															
Grade: C - Average				Location:				Level				FY LR DR D K FR RR BR FB HB L O											
Year Blt: 1938	Eff Yr Blt:			Total Units:				Other															
Alt LUC:	Alt %:			Floor:				Upper															
Jurisdct: G6	Fact: .			% Own:				Lvl 2															
Const Mod:				Name:				Lvl 1															
Lump Sum Adj:				DEPRECIATION				Lower															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN										
Prim Int Wal 2 - Plaster				Economic:	%	Interior:		1	7	3													
Sec Int Wall: %				Special:	%	Additions: 2004																	
Partition: T - Typical				Override:	%	Kitchen:																	
Prim Floors: 3 - Hardwood				Total: 18.6 %		Baths:																	
Sec Floors: 4 - Carpet						Plumbing:																	
Bsmnt Flr: 12 - Concrete						Electric:																	
Subfloor:						Heating:																	
Bsmnt Gar: 1						General:																	
Electric: 3 - Typical						Totals		1	7	3													
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100		% AC:																					
Solar HW: Yes	Central Vac: NO																						
% Com Wal		% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS																							
PARCEL ID 149.0-0001-0002.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y	1	8X8	A	AV	2018		0.00	T	1	101										
More: N				Total Yard Items:				Total Special Features:				Total:											